



Order Filed on January 22, 2020
by Clerk,
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

Ronald I. LeVine, Esq. RL9395
210 River Street, Suite 11
Hackensack, New Jersey 07601
Attorney for Debtors

In Re:

RUBIER J. BETANCOURT

Case No.: 16-20518SLM

Chapter: 13

Judge: Hon. Stacey L. Meisel

Recommended Local Form ☐ Followed ☒ Modified

ORDER AUTHORIZING AND APPROVING SALE OF REAL PROPERTY

The relief set forth on the following page is hereby **ORDERED**.

DATED: January 22, 2020

A handwritten signature in cursive script, reading "Stacey L. Meisel".

Honorable Stacey L. Meisel
United States Bankruptcy Judge

Upon the Debtor's motion for authorization to sell the real property commonly known as 6325 KENNEDY BLVD. NORTH BERGEN, NJ (the Real Property),

IT IS hereby **ORDERED** as follows:

2. The debtor is authorized to sell the Real Property upon the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§363(b) and 1303.

3. The net proceeds may be used to satisfy the liens on the Real Property.

4. Pursuant to LBR 6004-1(b) the Notice of Motion included a request to pay the debtor's real estate attorney at closing, therefore these professional may be paid at closing;

5. Other closing fees payable by the debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

6. The amount of ^{\$32,000.00}~~\$30,000.00~~ shall be paid to the Chapter 13 Standing Trustee with the balance of proceeds at closing to be given to the Debtor.

7. A copy of the HUD settlement statement shall be forwarded to the Standing Trustee five days after closing.

8. Other provisions: The stay of Order provided under Rule 6004(h) is hereby waived so that this Order shall be immediately effective.

Imaged Certificate of Notice Page 3 of 3

United States Bankruptcy Court
District of New JerseyIn re:
Rubier J Betancourt
DebtorCase No. 16-20518-SLM
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 1

Date Rcvd: Jan 22, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 24, 2020.

db +Rubier J Betancourt, 6325 Kennedy Blvd Apt 2R, North Bergen, NJ 07047-3420

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jan 24, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 22, 2020 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor Toyota Motor Credit Corporation
dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com

Jeanette F. Frankenberg on behalf of Creditor Seterus, Inc. as the authorized subservicer for
Federal National Mortgage Association (Fannie Mae), creditor c/o Seterus, Inc. cmecf@sternlav.com

Marie-Ann Greenberg magecf@magtrustee.com

Mark W. Greene on behalf of Creditor Kira Development, LLC mgreene@pricemeese.com

Rebecca Ann Solarz on behalf of Creditor Toyota Motor Credit Corporation
rsolarz@kmlawgroup.com

Robert Wachtel on behalf of Debtor Rubier J Betancourt rwachtel@ronlevinelaw.com,
irr72645@notify.bestcase.com

Ronald I. Levine on behalf of Debtor Rubier J Betancourt ronlevinelawfirm@gmail.com,
irr72645@notify.bestcase.com

TOTAL: 7